



## COMMUNITY MEETING ON THE MILLER HOUSE



The City Council of the City of Falls Church would like to get your comments on a proposed option for development of the City-owned property located at 366 North Washington Street as a group home for persons with disabilities. This currently vacant property was formerly used as a group home for adults with developmental disabilities.

The Community Meeting will be held:

August 12, 2014

6:30 p.m.

Dogwood Training Room

300 Park Avenue, Room G02

Falls Church, Va. 22046

For more information or questions contact: Dana Lewis at 703-248-5005 (TTY 711), [hhsinfo@fallschurchva.gov](mailto:hhsinfo@fallschurchva.gov)



The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in alternate format upon request. Call 703 248-5005, (TTY



# CITY OF FALLS CHURCH

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DATE: June 27, 2014

TO: Chairs and Members of Falls Church City Boards and Commissions  
Economic Development Authority  
President and Members of the Greater Falls Church Chamber of Commerce  
President and Members of the Village Preservation and Improvement Society  
Chair and Members of the City of Falls Church School Board  
Falls Church Housing Corporation

THROUGH: Nancy Vincent, Director, Department of Human Services

FROM: Dana Lewis, Housing Program Analyst, Housing and Human Services

SUBJECT: Referral from City Council to Boards and Commissions for comment regarding the proposed issuance of a Request for Proposals to develop the property at 366 North Washington Street (Miller House)

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The City Council is requesting your input on a proposal for development of the City-owned property at 366 North Washington Street as a group home for persons with disabilities. This property has been vacant for the past several years and was formerly used as a group home for adults with developmental disabilities.

**Referral:**

In 2013, at the request of the City Manager, the City Housing and Human Services unit convened a focus group to explore and recommend possible uses for the property. The recommendations of the focus group were subsequently presented to City Council at which time the Council asked staff to explore two options for the property, 1) special needs housing for persons with disabilities, and 2) the commercial viability of the property.

Housing and Human Services issued a Request for Information (RFI) focusing on housing for persons with disabilities, and Department of Economic Development staff contacted a network of local commercial brokers to gauge market interest in the property. Based on the results of these inquiries, staff from both departments recommend that a Request for Proposals be issued to accomplish the following: raze the home currently standing on the property and lease the property to a nonprofit/government service provider who will construct a group home for persons with disabilities and supply associated services.

**Comments Due By:** August 15, 2014

Email: [dlewis@fallschurchva.gov](mailto:dlewis@fallschurchva.gov)

Mail: Dana Lewis, Housing Program Analyst  
City of Falls Church  
Housing and Human Services  
300 Park Avenue, Rm G04  
Falls Church, VA 22046

**Community Meeting;** There will also be a community meeting to gather additional feedback on August 12, 2014 at 6:30 p.m. at City of Falls Church, Dogwood Training Room, 300 Park Avenue, Rm GO2.

**Background/Need:** Historically, the former Pendleton House and the Miller House were the only two City owned group homes available for adults with disabilities in the City. The Fairfax/Falls Church Community Services Board (CSB) placed clients and supported both facilities. The residents of Pendleton House moved in 2008 to Fairfax County into a new modern facility. The City contributed Affordable Housing Funds for construction. The Miller House has been vacant for over six years. According to the CSB, there is currently a great need in the region to accommodate disabled adults.

The proposed project would include the design, construction, and operation of a residential group home for four to eight low to moderate income persons with disabilities. The project would provide services appropriate for the target population. Housing may also be provided for those without disabilities, provided such use has some connection to the group home such as a staff or family member. Qualifying City of Falls Church residents would receive priority consideration. The current structure needs to be razed. The property is zoned T-1, which allows uses for a group home by right. The City will offer a long term, tax free lease on the land at \$1 per year. No direct funding is associated with this project.

Attachment

## **ATTACHMENT**

### **SCOPE OF WORK**

#### **PROPOSED REQUEST FOR PROPOSALS TO DEVELOP THE PROPERTY AT 366 NORTH WASHINGTON STREET**

##### **1 General**

The City of Falls Church, Virginia is seeking proposals from qualified builder/operators of group homes, to design, construct and operate a residential group home to serve low to moderate income persons with disabilities and may additionally provide housing for those without disabilities provided such use has some connection to the group home. The design should be consistent with the style of homes in the City. The project would also include the provision of services appropriate to the needs of the target population and would give priority to qualifying City of Falls Church residents. Uniform federal accessibility standards shall be followed. The City will provide a site for the project at 366 North Washington Street and will offer a long term, tax free lease on the land at \$1 per year. No direct funding is associated with this project.

The project will be judged by its design, ability to serve the target population, property management experience, plan for service provision to persons with disabilities, other relevant qualifications and experience, sustainability, and ability to secure financing, as determined by the City and its assigned agents using the guidelines contained in the contract documents. The information provided in this document is to be used as a guide, and not as a design. The successful Offeror will be responsible for the design, construction, and sustainable operation of a group home that provides for the short and long term needs of the targeted population.

##### **2 Property Features**

- 366 North Washington Street
- Zoned T-1 with uses for a group home by right, a zoning change could be considered
- 0.1725 acres
- Maximum of 3 stories, 45 feet in height
- Front setback is 15 feet measured from the property line
- Side setback is 10 feet measured from the property line. There is no rear yard setback
- Maximum building coverage is 40% under roof
- For principal uses permitted by right see Sec. 48-393 of the City Code; for uses permitted by special use permit see Sec. 48-394 of the City Code
- The existing land includes a single family structure that will require demolition and removal.
- On a bus line and near the East Falls Church Metro



### 3 Statement of Work

- Demolition and removal of existing structure
- Construction of group home for persons with disabilities with medium to high support needs
- Design of a residential group home that meets appropriate State of Virginia Code requirements and licensing standards
- Provision of green space for residents
- Meet uniform federal accessibility standards
- Design consistent with the style of homes in the City
- Separate bedrooms for each resident
- Elevator access for each floor
- No less than one bathroom shared with two persons compliant with universal ADA standards
- Bathroom available to staff and visitors
- Common gathering room, dining room, and kitchen
- Space for meetings
- Operation of group home and services appropriate to target population
- Commitment to serve low to moderate income persons
- Commitment to give priority to qualified City of Falls Church residents